

## **RECOMMENDED CONDITIONS OF APPROVAL**

**Case** PL2016-161

**Project Description:** Conditional Use Permit and Final Site and Building Plans for Auto Inventory Lot at 8824, 8860, 8870 Wentworth Avenue South

**Address:** 8860, 8870, and 8824 WENTWORTH AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit An erosion control surety must be provided (Sec. 16.05(b)).
4. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
5. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
6. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
7. Prior to Permit Code-complying parking for 81 stalls must be depicted on plans (Sec. 21.301.06)
8. Prior to Permit End of row parking islands, which include curbing and at least one deciduous tree, must be incorporated into the storage area.
9. Ongoing All loading and unloading must occur on site and off public streets.
10. Ongoing All pickup and drop-off must occur on site and off public streets. Vehicles must enter the site via the south driveway and gate. Except for emergencies, the north gate must be used for exiting only.
11. Ongoing Fire lanes must remain unobstructed. Storage must be kept in a neat and orderly manner.
12. Ongoing Outdoor loudspeakers or public address systems are prohibited. Car horns, panic alarms, or similar audible signals must not be used to locate vehicles on site.